



## **MEMORANDUM**

**To: PLANNING COMMISSION**

**Date: June 12, 2007**

**From: COMMUNITY DEVELOPMENT DEPARTMENT**

**Subject: ZONING AMENDMENT & DEVELOPMENT AGREEMENT, ZAA-05-09/DA  
07-01: Monterey-Alcini**

### **REQUEST**

A request to amend an approved precise development plan on a 3.5-acre site located on the northwest corner of the intersection of Monterey Rd. and Bisceglia Ave. The proposed amendment is to alter the configuration of the 30 multi-family units and the 11,200 sq. ft. of commercial space. Also requested is approval of a project development agreement.

### **BACKGROUND**

The Planning Commission considered the application requests at the May 8 meeting. After discussing the proposed plan amendments, the Planning Commission directed the applicant to revise the proposed plans to address the following concerns:

- 1) Increase the commercial square footage.
- 2) Designate the commercial and residential parking areas on plan.
- 3) Move recreation building into the common park.
- 4) Preserve the two large trees at the front of the site.
- 5) Plot pathway location along the northern boundary of the site.
- 6) Greater detail on the representative elevations.

To allow time for the applicant to provide revised plans, the Planning Commission continued the applications to the June 12 agenda.

### **DISCUSSION/RECOMMENDATION**

A builder is currently in contract to purchase the project and is in the process of revising the site plan to meet the direction of the Commission and accommodate their product. The builder needs additional time to provide a revised site plan for staff review.

It is recommended that the application requests be tabled at this time. When revised plans are received, public notices will be sent advertising the new hearing date.